142.0	0005	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,071,800 / 1,071,800
					USE VALUE:	1,071,800 / 1,071,800
					ASSESSED:	1,071,800 / 1,071,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		BONAD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PARKER J BRADFORD
Owner 2:	
Owner 3:	
Street 1:	9 BONAD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PARKER BRADFORD J/JENNIFER -
Owner 2:	-
Street 1:	9 BONAD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,866 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1919, having primarily Wood Shingle Exterior and 2120 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10866.000	468,900	6,100	596,800	1,071,800
Total Card	0.249	468,900	6,100	596,800	1,071,800
Total Parcel	0.249	468,900	6,100	596,800	1,071,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 505.57 | /Parcel: 505.5

Legal Description

User Acct 91885

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 12/02/17

!11016!

PREVIOUS ASSESSMENT

Parcel ID 142.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	468,700	6100	10,866.	596,800	1,071,600	1,071,600	Year End Roll	12/18/2019
2019	101	FV	355,500	6200	10,866.	559,500	921,200	921,200	Year End Roll	1/3/2019
2018	101	FV	355,500	4900	10,866.	462,500	822,900	822,900	Year End Roll	12/20/2017
2017	101	FV	355,500	4900	10,866.	425,200	785,600	785,600	Year End Roll	1/3/2017
2016	101	FV	355,500	4900	10,866.	387,900	748,300	748,300	Year End	1/4/2016
2015	101	FV	341,200	4900	10,866.	380,400	726,500	726,500	Year End Roll	12/11/2014
2014	101	FV	341,200	4900	10,866.	353,600	699,700	699,700	Year End Roll	12/16/2013
2013	101	FV	341,200	4900	10,866.	336,400	682,500	682,500		12/13/2012

PRINT

Date	Time
12/11/20	01:14:02

LAST REV

Date	Time
05/22/18	10:33:19

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11016

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PARKER BRADFORD	67503-427		6/27/2016	Estate/Div	1	No	No		
MANLEY JULIA M	49377-370		5/1/2007		475,000	No	No		
	7675-174		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	91885
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2007	962	Addition	356,000	C		G9	GR FY09	& REMOD HOME & GAR

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2017	MEAS&NOTICE	HS	Hanne S
7/16/2009	Fieldrev-Chg	BR	B Rossignol
12/3/2008	MLS	MM	Mary M
11/13/2008	Meas/Inspect	163	PATRIOT
9/11/2008	Fieldrev-Chg	BR	B Rossignol
7/24/2007	MLS	HC	Helen Chinal
11/17/1999	Meas/Inspect	270	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10866		Sq. Ft.	Site		0	80.	0.69	9									596,787						596,800	

Total AC/HA: 0.24945 | Total SF/SM: 10866 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 596,787 | Spl Credit | Total: 596,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.14528298
Const Adj.:	1.01989794
Adj $ / SQ:	146.009
Other Features:	97744
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	491469
Depreciation:	22608
Depreciated Total:	468861

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

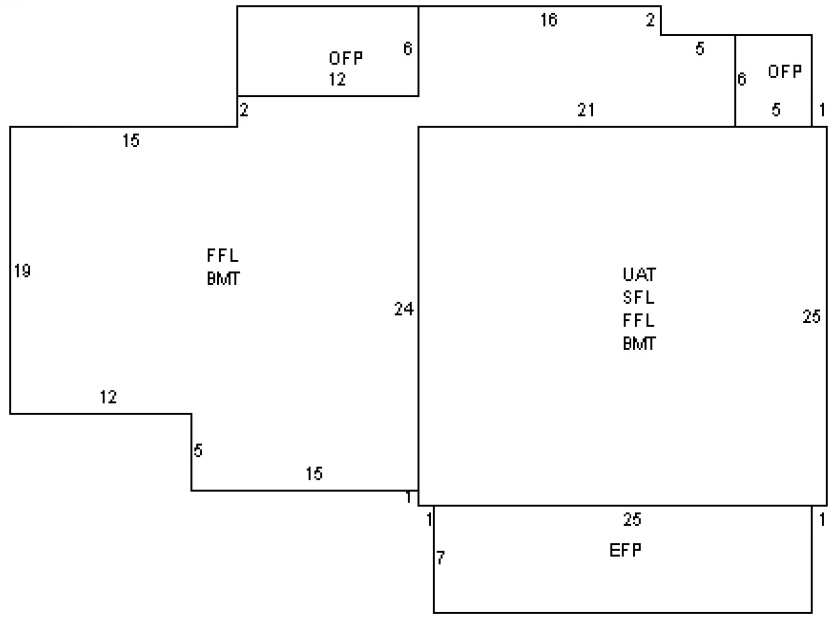
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	146.01
Special Features:	0	Val/Su Net:	116.90
Final Total:	468900	Val/Su SzAd	221.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,445	43.800	63,295
FFL	First Floor	1,445	146.010	210,983
SFL	Second Floor	675	146.010	98,556
EFP	Enclos Porch	175	43.630	7,636
UAT	Upper Attic	169	58.400	9,856
OFP	Open Porch	102	33.330	3,399

Net Sketched Area:	4,011			Total:	393,725
Size Ad	2120	Gross Are	4517	FinArea	2120

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 142.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X19	A	AV	1940	21.58	T	40	101			4,900			4,900
19	Patio	D	Y	1	12X35	A	AV	2010	3.14	T	7.2	101			1,200			1,200

More:	N	Total Yard Items:	6,100	Total Special Featues:		Total:	6,100